

SUBMIT TO:

SARPY COUNTY CLERK
1210 GOLDEN GATE DR. #1250
PAPILLION NE 68046

Property Valuation Protest FORM 422

PROTEST #

2017-

Date Filed:

___/___/17

Read Instructions on reverse side

NAME AND MAILING ADDRESS OF PERSON FILING PROTEST		PROTESTED VALUATION 2017	REQUESTED VALUATION
Name		Land \$	Land \$
Mailing Address		Building \$	Building \$
City, Town, or Post Office	State	Zip Code	Outbuildings \$
Parcel Number REQUIRED	Telephone Number ()	Total Land and Buildings \$	Total Land and Buildings \$
Contact Email			
Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description:			
Reasons for requested valuation change:			

Check here if you **DO NOT** wish to attend your hearing with a Referee. Protest will be given complete consideration.

Check here if you **DO NOT** wish to have ASSESSOR'S APPRAISER present at your protest hearing with Referee.

SIGN

HERE ▶

Signature of Person Filing Protest

Date

-----**FOR OFFICE USE ONLY**-----

Referee's Recommendation

1 CONCUR with the Assessor's current valuation – NO CHANGE

2 Recommend ADJUSTMENT (be specific)

COMMENTS MUST BE PROVIDED and \$ VALUES FILLED IN:

Land

\$ _____

Building

\$ _____

Outbuildings

\$ _____

Total Land & Buildings

\$ _____

Pursuant to §77-1502.01, I am appointed to act as a Referee by the county Board of Equalization. This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.

Signature: _____ Date: _____

INSTRUCTIONS PAGE 2

***Before proceeding with this protest we recommend that you contact the Sarpy County Assessor's office to discuss the valuation changes. The Assessor's phone number is 402-593-2122 and their office is located in the Administration wing on the 2nd floor.**

WHERE TO FILE: Each year, the Sarpy County Board of Equalization provides property owners the opportunity to protest the valuations placed on their property and present evidence to support their claim. This form may be used to protest the valuation assessed on real property.

The change of valuation notice you received from the Assessor's office contains legal information you will need to fill out Form 422. This form must properly identify the LEGAL DESCRIPTION and the PARCEL NUMBER of the property valuation you are protesting. The CURRENT VALUATION is the ASSESSMENT for the current year listed on the change of valuation notice. State in writing your requested valuation and the basis (reason for the protest) for such a proposed valuation. (If additional space is needed, attach the additional information to this form).

EACH property/parcel being protested MUST have a SEPARATE protest form. Two properties CANNOT be listed on the same form. MAKE SURE to include the MAILING address on the form, all correspondence will be sent to the address provided.

When completed this form must be filed with the County Board of Equalization at the office of the County Clerk in the county where the property is located. **The protest must be signed, dated and filed between June 1 and June 30 by delivery or postmarked on or before June 30.**

If you wish to file a protest by mail:
County Clerk's Office
1210 Golden Gate Drive #1250
Papillion NE 68046

You may also hand deliver your protest to our office at 1210 Golden Gate Drive, Papillion. We are in the East Administration wing on the main level.

SPECIAL FILING PROVISIONS: If a filing deadline falls on a weekend or holiday, the filing deadline is extended to the next business day.

If this protest is transmitted to the County Board of Equalization through the United States mail, the protest is considered filed on the date of the postmark. If this protest is transmitted through the United States mail and either registered or certified, the date of registration or certification shall be deemed the postmarked date.

DISMISSAL: The protest may be dismissed if you fail to describe the property with a protested value or state a reason for the protest.

The Sarpy County Clerk's office has hired licensed appraisers to act as referees. You will be notified of your referee hearing by postcard. The Referees have the authority to:

- Recommend an adjustment (higher OR lower based upon the evidence presented).
- Recommend upholding the valuation as set by the County Assessor.
- Request an inspection of the property.

You will need to provide evidence for consideration by the referee at your hearing. All documentation provided to the Board of Equalization as evidence becomes public record. This includes photographs, which then become the property of Sarpy County.

Your attendance at this hearing is recommended but NOT required. Your protest will still be given complete consideration if you are unable to attend.

You can view your referee hearing time and/or the referee's recommendation (after hearings are completed) at www.sarpy.com/boe under protest lookup. You must have your PARCEL number to access this information.

NOTICE: Referee recommendations are not FINAL.

The Sarpy County Board of Equalization will meet to review the referees' recommendations, discuss, and set property values. The County Clerk shall notify you by August 2 of the County Board of Equalization's decision on the protest. Notification will be mailed to property owners within 7 days of the meeting. The report of the County Board of Equalization's decision is available at the office of the County Clerk.

NEXT LEVEL OF APPEAL: If a property owner is not satisfied with the action taken by the Sarpy County Board of Equalization, an appeal may then be made to the State of Nebraska's Tax Equalization and Review Commission (TERC). Forms can be obtained by calling their office at 402-471-2842 or visit their website at www.terc.ne.gov. To appeal to the Tax Equalization and Review Commission, you must have filed a protest with the Sarpy County Board of Equalization between June 1 and June 30.

*Public access computers will also be available.

For additional information, please visit our website at www.sarpy.com/boe or call 402-593-4433 or 402-593-2114